



13.592 acres/5.5 hectares

US 183 frontage west

Utilities

Greenfield

Zoning – General Commercial

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<b>Property</b>				
Total Acreage: <b>13.592 acres/5.5 hectares</b>		Map: <b>MAPSCO Austin 2006 Street Guide, pg. 342, Sec. V, Z</b>		
<b>Location</b>				
City: <b>Leander</b>		County: <b>Williamson</b>		
Address/Directions: <b>Triangular property located at the bend of US 183 in southern Leander, between US 183 and the railroad</b>				
Within City Limits: <b>Yes</b>		Distance from City Limits: <b>Not Applicable</b>		
Distance to US Highways: <b>immediate frontage west</b>		Type of Zoning: <b>General Commercial – 3 – B</b>		
Distance to Interstate Highways: <b>12 miles/19.3 km east</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Soccer Fields</b>		General Condition: <b>Good</b>		Dimensions: <b>1,755 x 715 feet/535 x 218 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with variable slopes from 0 to 8 percent</b>				Shrink/Swell Capacity: <b>Moderate to Very High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Rail Served: <b>No</b>		Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>		
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>		Other Improvements: <b>Adjacent to an 800-plus home residential subdivision on US 183</b>		
Fenced: <b>No</b>		Landscaped: <b>No</b>		
Located within an Industrial Park: <b>No</b>		Type of Business: <b>Preference for mixed-use office, retail and possibly multifamily</b>		
Deed Restriction(s): <b>No</b>		Covenants: <b>No</b>		
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>12 inches/30.5 cm</b> Pressure: <b>88 psi/606.7 kilopascal</b>		Sewer - Size of Nearest Line: <b>8 &amp; 10 inches/20.3 &amp; 25.4 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>		Phone: <b>(830) 868-6041</b>		Facs: <b>(512) 268-0328</b> Email: <b>Trista.fugate@peci.com</b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>		Size of Nearest Line: <b>4 inch/10.2 cm Poly II</b>		Pressure: <b>Intermediate Pressure located .6 miles/.96 km north on Crystal Falls Pkwy. on Woods Lane</b>
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>		Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>		Facs: <b>(512) 870-4475 and/or (979) 595-2445</b> Email: <b>mm2741@att.com and/or Joe.Bethany@suddenlink.com</b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>		Phone: <b>(512) 259-1709</b>		Facs: <b>(512) 746-5807</b> Email: <b>clawsondisp@earthlink.net</b>
<b>Sales Information</b>				
Contact: <b>Mr. Robert Knight</b>		Phone: <b>(512) 472-1800</b>	Facs: <b>(512) 472-1999</b>	Email: <b>knight@knightrealestate.com</b> Web Site: <b>www.knightrealestate.com</b>
Sales Price <b>Negotiable</b>		Lease Price <b>Negotiable</b>		
Comments: <b>Competitive location with great access for "going-home" traffic. Located in front of Block House Creek subdivision on the southern end of Leander between US 183 and the railroad.</b>				